

St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor

January 1, 2016 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
AM General Allocation Area #3

County: 71 (St. Joseph)  
Allocation Area Code: T71403  
Allocation Area Name: AM General Allocation Area #3  
County Code: AM General

Form Prepared By:  
Name: Bryan Schuch, Senior Associate  
Unit/Company: Cender & Company, L.L.C.  
Phone Number: (219) 736-1800  
Electronic Mail Address: bschuch@cendercompany.com

**ALLOCATION AREA NEUTRALIZATION CALCULATION**

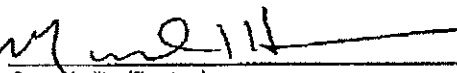
1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$ 44,379,524
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	26,731,356
3) 2015 Pay 2016 Net Assessed Value of Allocation Area (Line 1 + Line 2)	\$ 71,110,880
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	\$ 71,414,529
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	336,300
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	103,800
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	184,524
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	88,200
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$ 70,909,305
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.99717
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$ 44,253,930
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$ 27,160,599
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	\$ 3.1249
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$ 848,728

2016 Pay 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

0.99717

I, Michael Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 23, 2016

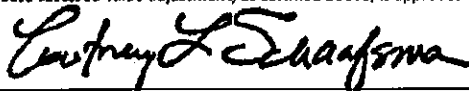
  
County Auditor (Signature)

Michael Hamann  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: AM General Allocation Area #3

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

  
Commissioner, Department of Local Government Finance

8-23-16  
Date

St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor

January 1, 2016 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
New Carlisle Economic Development Area Allocation Area #1

County: 71 (St. Joseph)  
Allocation Area Code: 771402  
Allocation Area Name: New Carlisle Economic Development Area Allocation Area #1  
County Code: NCEDA AA #1

Form Prepared By:  
Name: Bryan Schuch, Senior Associate  
Unit/Company: Cender & Company, L.L.C.  
Phone Number: (219) 736-1800  
Electronic Mail Address: bschuch@cendercompany.com

**ALLOCATION AREA NEUTRALIZATION CALCULATION**

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$ 30,325,091	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	29,260,065	
3) 2015 Pay 2016 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$ 59,585,156
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	\$ 58,790,936	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	121,918	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	3,496,100	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$ 55,172,918
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.92595
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$ 28,079,518
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$ 30,711,418
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	\$ 3.1249	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$ 959,686
2016 Pay 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<b>0.92595</b>

I, Michael Hamann, Auditor of St. Joseph County, certify to the best of  
my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 23, 2016

Michael Hamann  
County Auditor (Signature)

Michael Hamann  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: New Carlisle Economic Development Area Allocation Area #1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony L. Schaafsma  
Commissioner, Department of Local Government Finance

8-23-16  
Date

St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor

January 1, 2016 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
New Carlisle Economic Development Area Allocation Area #2

County: 71 (St. Joseph)  
Allocation Area Code: T71402  
Allocation Area Name: New Carlisle Economic Development Area Allocation Area #2  
County Code: NCEDA AA #2

Form Prepared By:  
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Unit/Company: Cender & Company, L.L.C.  
Phone Number: (219) 736-1800  
Electronic Mail Address: bschuch@cendercompany.com

**ALLOCATION AREA NEUTRALIZATION CALCULATION**

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$ 2,444,099
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	5,145,536
3) 2015 Pay 2016 Net Assessed Value of Allocation Area (Line 1 + Line 2)	\$ 7,589,635
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	\$ 8,219,553
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	-
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	-
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	-
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	-
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$ 8,219,553
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.08300
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$ 2,646,959
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$ 5,572,594
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	\$ 3.1249
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$ 174,135
2016 Pay 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.08300

I, Michael Hamann, Auditor of St. Joseph County, certify to the best of  
my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 23, 2016

Michael Hamann  
County Auditor (Signature)

Michael Hamann  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: New Carlisle Economic Development Area Allocation Area #2

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
Commissioner, Department of Local Government Finance

8-23-16  
Date

St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor

January 1, 2016 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
Wyatt Economic Development Area Allocation Area #1

County: 71 (St. Joseph)  
Allocation Area Code: T71401  
Allocation Area Name: Wyatt Economic Development Area Allocation Area #1  
County Code: Wyatt EDA #1


Form Prepared By:  
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Phone Number: (219) 736-1800  
Electronic Mail Address: bschuch@cendercompany.com

ALLOCATION AREA NEUTRALIZATION CALCULATION

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$ 6,606,291
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	-
3) 2015 Pay 2016 Net Assessed Value of Allocation Area (Line 1 + Line 2)	\$ 6,606,291
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	\$ 6,708,767
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	198,800
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	-
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	52,580
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	-
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	\$ 6,457,387
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.97746
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$ 6,457,385
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$ 251,382
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	\$ 1.8574
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$ 4,669
2016 Pay 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.97746

I, Michael Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 23, 2016

  
County Auditor (Signature)

Michael Hamann  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Wyatt Economic Development Area Allocation Area #1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

  
Commissioner, Department of Local Government Finance

8-23-16  
Date

St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor

January 1, 2016 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
NW Cleveland Road EDA

County: 71 (St. Joseph)  
Allocation Area Code: T71404  
Allocation Area Name: NW Cleveland Road EDA  
County Code: NW Cleveland Road

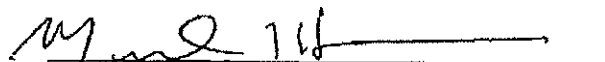
Form Prepared By:  
Name: Bryan Schuch, Senior Associate  
Unit/Company: Cender & Company, L.L.C.  
Phone Number: (219) 736-1800  
Electronic Mail Address: bschuch@cendercompany.com

ALLOCATION AREA NEUTRALIZATION CALCULATION

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$ 155,500	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area		
3) 2015 Pay 2016 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$ 155,500
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	\$ 454,800	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	297,000	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$ 157,800
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01479
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$ 157,800
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$ 297,000
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	\$ 2.2912	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$ 6,805
2016 Pay 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01479

I, Michael Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 23, 2016

  
County Auditor (Signature)

Michael Hamann  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: NW Cleveland Road EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

  
Commissioner, Department of Local Government Finance

8-23-16  
Date